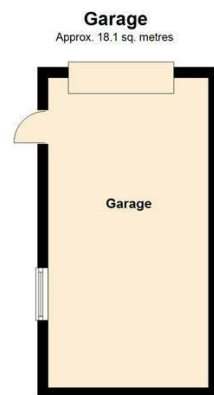


# Woolston



Total area: approx. 88.5 sq. metres



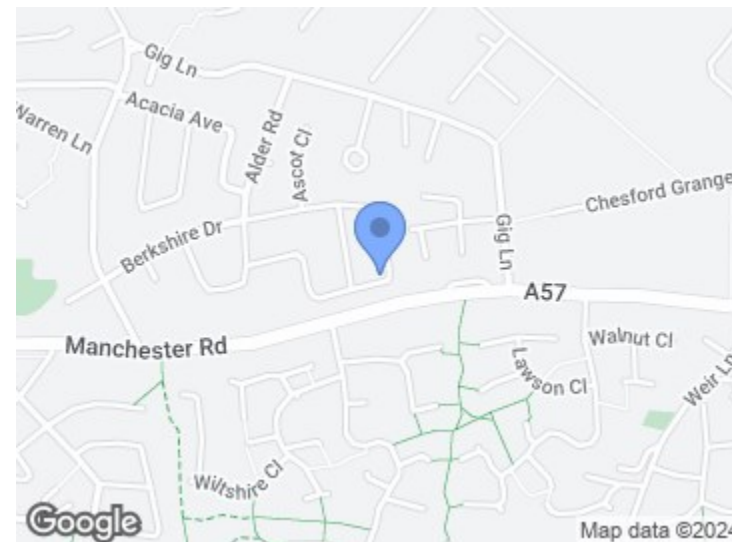
## Location

Woolston is a settlement in the Borough of Warrington in the county of Cheshire. Formerly a township within the parish of Warrington, Woolston-with-Martinscroft consists of two settlements: Woolston to the west and Martinscroft to the east, which run along the north bank of the River Mersey and take in Paddington to the south-west. It is bounded by the River Mersey to the south, Bruche and Padgate to the west, Longbarn and Birchwood to the north and Rixton to the east.

The postcode is within the Rixton and Woolston ward/electoral division, which is in the constituency of Warrington North. Timberscombe Gardens is a recognised location with both 'Woolston Weir' and the 'New Cut Trail' being areas of natural beauty and close at hand.

Education is provided by Woolston Church of England Primary School, St. Peter's Catholic Primary School and Woolston Community Primary School. Woolston Community Primary School has 238 pupils. The original school building was demolished in 2014 after a new school was built on the same site. There is a designated provision for children aged 7 to 11 with autism. The headteacher, Mr Toyne won the Warrington Guardian Teacher of the month in March 2015.

St. Peter's Catholic Primary School is in connection with one of many local Roman Catholic churches in the adjacent Martinscroft area, the highly rated St Peter's & St Michaels Church. Despite the school being one of the newer schools in the area, they still boast the best results from both Keystage 1 and Keystage 2 in the Woolston area. King's Leadership Academy Warrington (Warrington's first Free School) opened its doors to its first year 7 in 2012.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

BOASTING A CORNER POSITION WITH SOUTH AND WESTERLY FACING GARDENS | DOUBLE DRIVEWAY & OVERSIZED DETACHED GARAGE | THREE BEDROOMS | WELL PRESENTED AND WELL PROPORTIONED ACCOMODATION. This traditional three bedroom semi-detached home features good sized family accommodation and enjoys gardens to the front, rear and side elevation. The property benefits from a welcoming entrance hallway, open plan lounge / diner, Kitchen with original serving hatch and a rear porch. Upstairs there are three bedrooms and a family bathroom. There is also a double driveway and oversized single garage to the rear.

£270,000

# Woolston Berkshire Drive



## Accommodation

### Entrance Hallway

14'1" x 11'1" (4.3 x 3.4)  
PVC Double glazed and frosted front door with adjacent frosted panel, ceiling coving, central heating radiator, telephone point and access to under stairs storage.

### Lounge

A well proportioned Lounge with feature fireplace and gas fire with marble hearth. PVC Double Glazed window to the front elevation, central heating radiator, ceiling coving, T.V Point, access to the dining area.

### Dining Room

8'2" x 7'10" (2.5m x 2.4m)  
PVC Double sliding door to the rear elevation opening onto the garden, ceiling coving and original serving hatch from the kitchen.

### Kitchen

8'2" x 5'6" (2.5m x 1.7m)  
A modern high gloss kitchen with a range of matching eye and base level units complimented with laminated worktops. There is an original serving hatch through to the dining room, PVC Window to the rear elevation overlooking the garden, Stainless Steel sink with hot and cold Chrome taps, space for washing machine, space for gas hob and access to a pantry cupboard housing the central heating boiler.

### First Floor

#### Landing

7'10" x 6'2" (2.4m x 1.9)  
PVC Window to the side elevation, ceiling coving, airing cupboard and loft access.

#### Bedroom One

12'5" x 10'2" (3.8m x 3.1)  
PVC Double Glazed window to the front elevation, ceiling coving, central heating radiator and a telephone point.

#### Bedroom Two

10'2" x 8'6" (3.1m x 2.6m)  
PVC Double Glazed window to the rear elevation, central heating radiator, ceiling coving.

#### Bedroom Three

8'10" x 5'10" (2.7m x 1.8m)  
PVC Window to the front elevation, ceiling coving and central heating radiator.



## Bathroom

7'10" x 5'2" (2.4m x 1.6m)  
PVC Frosted double glazed window to the rear elevation, floor to ceiling tiled walls, low level three piece suite comprising W.C, Pedestal hand wash basin with Chrome hot and cold taps, bath with hot and cold taps and an overhead 'Triton' electric shower, chrome towel rail and central heating radiator.

## Outside

The property boasts a corner position and enjoys front, rear and side gardens with fencing and low level brick walls to each elevation.

The side garden enjoys a southerly aspect and the rear garden enjoys a westerly aspect, ideal for al fresco dining in Summer months.

There is the added benefit of a gated double driveway with a generous sized garage with light and power.

The property is approached via a low level brick wall with a wrought iron gate opening onto a block paved walkway leading to the front door. The front garden is laid to lawn with established and well maintained borders, there is also a wall mounted courtesy light and wrought iron gate to the side elevation.

The side garden features a low level brick wall with established foliage offering good screening and privacy. There is a block paved walkway and a slate shingle area in the main.

The rear garden is flagged in the main with feature golden gravel insets and feature borders. All gardens are enclosed.

## Garage

19'4" x 10'0" (5.9m x 3.07)  
A generous, gated, double driveway provides off road parking and leads to a good size detached garage with light and power. The garage has an up and over door, a concrete floor and a window to the side elevation.

## Tenure

Freehold

## Local Authority

Warrington Borough Council

## Council Tax

Band C: £1,816.94

## Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

WA1 4HD

## Possession

Vacant Possession upon Completion.

## Viewing arrangements

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.